

Los Angeles (West Adams Neighborhood)

Refinance Rental Fourplex

1<sup>st</sup> Trust Deed Investment



**CapitalBenefit**  
the greener money™

## Executive Summary



Property Type	<b>Single Family</b>
Occupancy	<b>Non Owner</b>
Purpose	<b>Business</b>
Loan Amount	<b>\$840,000</b>
Appraised Value	<b>\$1,220,000</b>
Loan-to-Value	<b>69%</b>
Protective Equity	<b>\$380,000</b>
Investor Yield	<b>10.00%</b>
Term	<b>2 Years</b> (40 due in 2)

Fund directly into insuring Title Company  
Your vesting on Note and Deed of Trust

### Comments: *Appraisal dated January 19, 2020*

Our borrower inherited this property in 2016.  
The loan proceeds will be used to make the balloon payment on the current mortgage and to fund some improvements.

Total rents are \$9,000/month.

Per Appraiser: This property offers 4 units, each featuring 2 bedrooms, 1bath. Total living space is 3,730 sq. ft. 4-car detached garage. Lot size 4,824 sq. ft.

### Options: *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

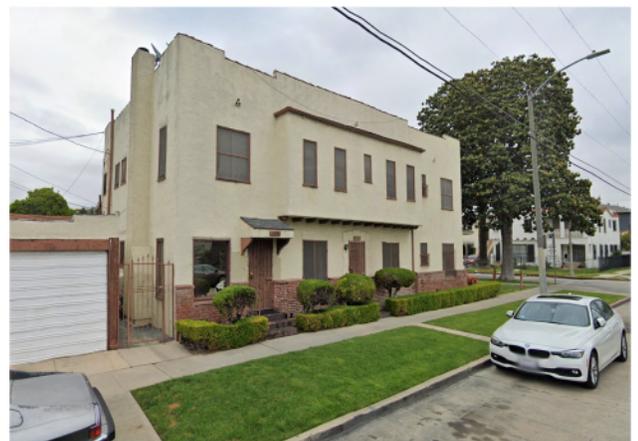
\$100,000	partial interest – scheduled monthly income	\$849
\$250,000	partial interest – scheduled monthly income	\$2,123
\$840,000	whole note – scheduled monthly income	\$7,133

**Loan Servicing:** Capital Benefit offers comprehensive loan servicing

**Summary Information only** – call Marcel Bruetsch at (949) 566-9040 for more information or a complete investor diligence package.

For additional Trust Deed Investments, visit [capitalbenefit.com](http://capitalbenefit.com)

Available to California investors or all qualified investors.



**CapitalBenefit**  
the greener money™

Capital Benefit, Inc. 4667 MacArthur Blvd #230 Newport Beach, CA 92660  
(949) 566-9040 | (949) 617-5242 | [capitalbenefit.com](http://capitalbenefit.com)  
CA DRE Real Estate Broker License # 01876453 NMLS ID 254002